

# Manufactured Home Community Relocation Assistance Policy

September 17<sup>th</sup>,  
2025



# Project Purpose

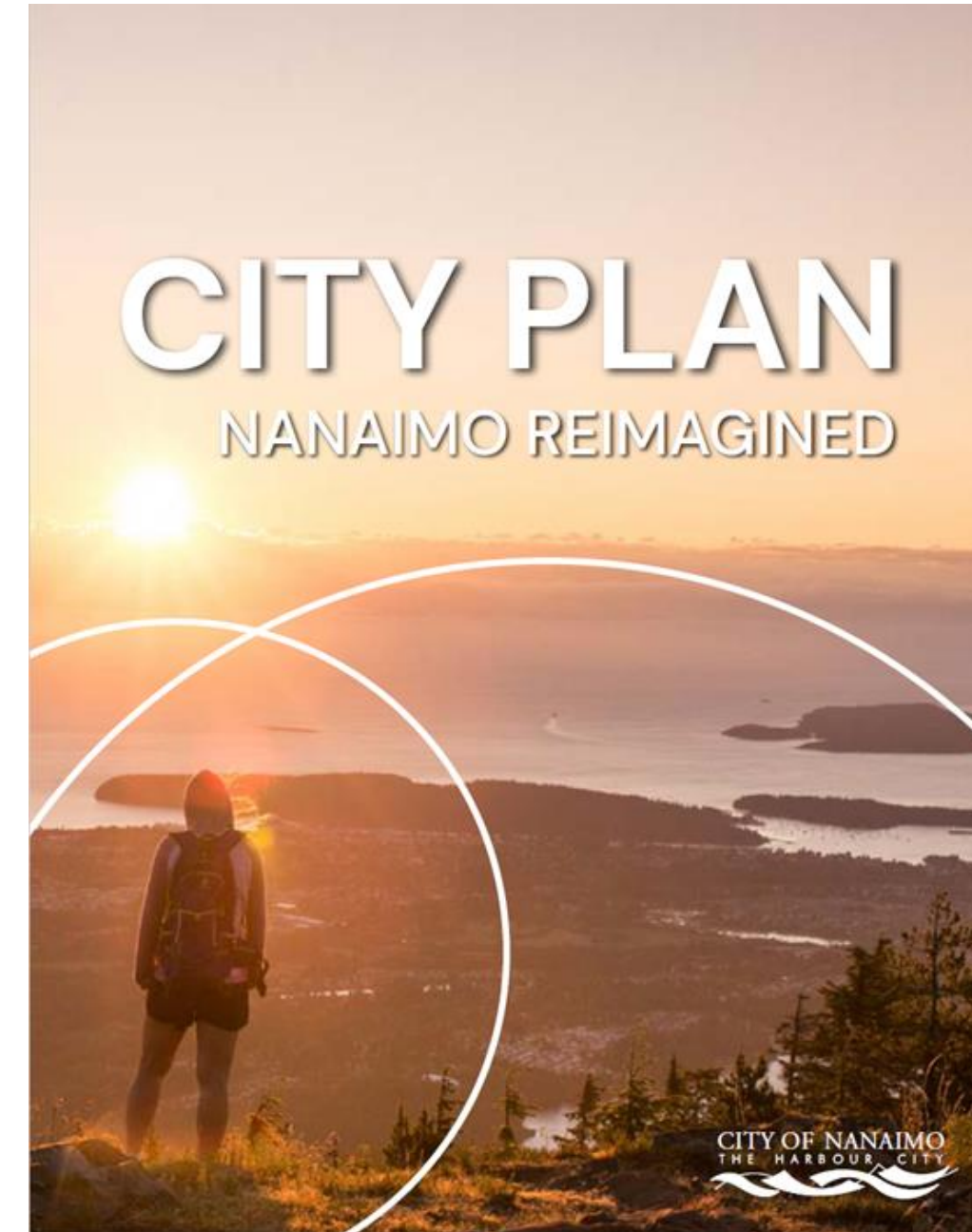
To create a City policy that requires a landowner/developer to provide communications and relocation assistance to residents of a manufactured home park property that is being redeveloped (rezoning or subdivision).

# TIMELINE

1. **Spring-Summer:** Consultant completes a financial analysis to examine tenant relocation protections that may be suited to the Nanaimo market.
2. **April-August :** Gather input from the manufactured homeowner community stakeholder group.
3. **September:** Gather input from the owners of manufactured home parks.
4. **September-October:** Review input received and consultant findings to finalize a draft policy.
5. **October:** Present a draft policy to Council for consideration of endorsement.

# City Plan

- City Plan – Nanaimo Re-Imagined is the City's Official Community Plan.
- *City Plan* provides the policy guidance for future land use, climate adaptation, safe mobility, affordable housing, recreation, culture and wellness, inclusivity and more.





# Nanaimo's Manufactured Home Parks

	Address	City Plan Designation	Zoning
1	6325 Metral Drive	Suburban Neighbourhood	R12
2	6245 Metral Drive	Suburban Neighbourhood	R12
3	6204 Dunbar Road	Suburban Neighbourhood	R12
4	5854 Turner Road	Neighbourhood	R12
5	5931 Island Highway	Neighbourhood	R12
6	3950 Biggs Road	Suburban Neighbourhood	R12
7	4012 Jingle Pot Road	Suburban Neighbourhood	R12
8	2501 Labieux Road	Suburban Neighbourhood	R12
9	1918 Jingle Pot Road	Suburban Neighbourhood	R12
10	2301 Arbot Road	Suburban Neighbourhood	R12
11	80 Fifth Street	Suburban Neighbourhood	R8
12	735 Park Avenue	Suburban Neighbourhood	R12
13	1001 Nanaimo Lakes Rd.	Suburban Neighbourhood	R12
14	971 Douglas Avenue	Suburban Neighbourhood	R12
15	295 Ninth Street	Suburban Neighbourhood	R12
16	1000 Chase River Road	Suburban Neighbourhood	R12
17	1074 Old Victoria Road	Suburban Neighbourhood	R12
18	1226 Lawlor Road	Secondary Urban Centre	R12
19	61 Twelfth Street	Secondary Urban Centre	R12
20	1359 Cranberry Avenue	Secondary UrbanCentre	R12
21	25 Maki Road	Suburban Neighbourhood	R12
22	1347 Fielding Road	Suburban Neighbourhood	R12







# When the policy is applied: **Rezoning**

- The City of Nanaimo Zoning Bylaw regulates how land, buildings, and structures can be used, as well as the density, size, and location of improvements on a property.
- When a landowner proposes a different use on a property, they must apply to the City to amend the Zoning Bylaw.
- There are many steps in the process to amend a Zoning Bylaw, and this is the City's opportunity to require tenant protections.



# When the policy is applied: **Subdivision**

- When an owner wants to subdivide their land, they must apply for approval from the City's Approving Officer.
- In considering a subdivision application, the Approving Officer is required to ensure that a subdivision conforms to all applicable provincial legislation and municipal bylaws and policies, that that the subdivision is in the public interest.
- The application of the Policy at the time of subdivision would help determine if the subdivision is in the public interest.



# Policy Considerations



Communications



Financial  
Compensation



Other  
Relocation  
Assistance





# Communications

- Give written notice of the proposed development and relocation assistance to be provided.
- Host a meeting with the residents.
- Ongoing communication throughout the development process.
- Provide to the City evidence of the communications.

## Approach A

**Generally the minimum requirements under the Manufactured Home Park Tenancy Act (MHPTA), with communications and offer of some relocation assistance to those who need it**

## Approach B

**Manufactured Home Park residents stakeholder group recommendation**



Financial  
Compensation





# Other Relocation Assistance

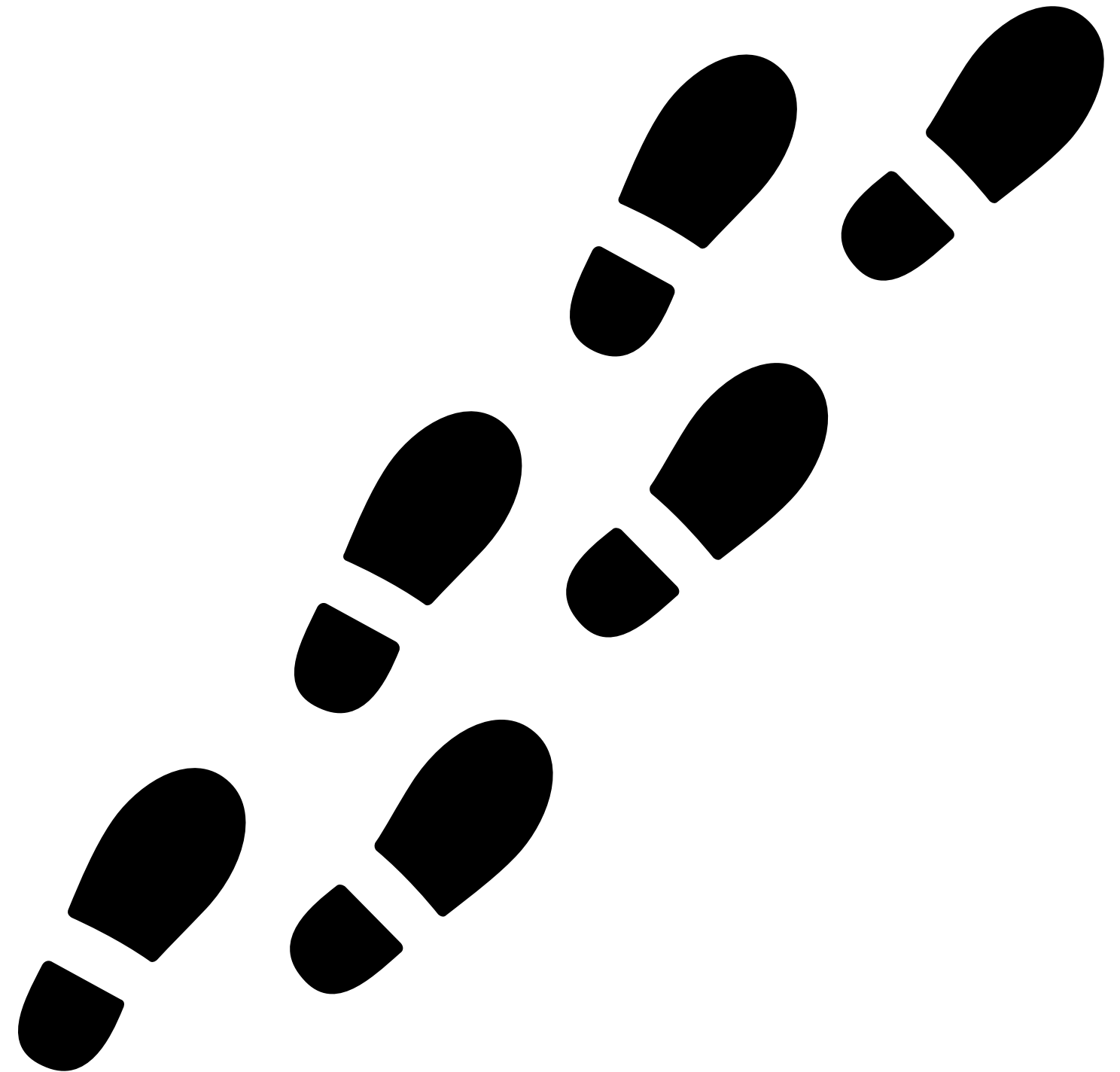
- Presenting housing options for each household.
- Providing a relocation coordinator to be responsible for helping residents that need logistical assistance.
- Providing financial compensation to assist with transition impacts such as moving expenses and rent costs.

# Next Steps

We are seeking your feedback!

Provide your comments by Friday, October 3<sup>rd</sup>.

Send your comments to [lisa.brinkman@nanaimo.ca](mailto:lisa.brinkman@nanaimo.ca)





**The Manufactured Home Park Tenancy Act requires that when a landlord intends to convert all or a significant part of a manufactured home park to a non-residential use or any residential use other than a manufactured home park, the following legal requirements must be met:**

- If rezoning is required for their conversion, the landlord must have completed the rezoning application process before issuing the termination notice. Once the rezoning is complete, the landlord may issue a 12-month termination notice.
- The landlord is required to provide the resident with compensation in the amount of \$20,000 on or before the effective date of the notice.
- Residents receiving a 12-month notice have the option to move out before the specified date in the notice, unless the tenancy is of a fixed-term nature.
- When landlords initiate the termination of a manufactured home park tenancy for converting the use of the park, they must take proactive steps to fulfill that purpose within a reasonable period. Failure to do so may result in the obligation to compensate the tenant with an additional \$5,000, or the equivalent of 12 months' rent, whichever is greater:

**Additional Compensation:** A tenant can request additional compensation if the following criteria are met;

- a) If a tenant can prove that they were unable to obtain the necessary permits or approvals to move the manufactured home, or that they were unable to move the manufactured home to another site; and
- b) they do not owe any tax in relation to the home.